

TRANSFER
TAX
PAIDWARRANTY DEED

003367

23 Monica Avenue,

ANDREW VEAR of Winslow, Maine, for consideration paid, grants to
04901CHARLES L. WILLEY, III of West Gardiner, Maine, with WARRANTY
COVENANTS, the land in Waterville, County of Kennebec, and State
of Maine, bounded and described as follows, to wit:

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Beginning at an iron pin (all iron pin references are to a 5/8 inch iron rebar with red cap scribed with "James E. Moore, PLS #2281) located on the southerly side of Spruce Street, at the northwesterly corner of land now or formerly of Philmore and Georgia Fecteau (reference is made to documents recorded in the Kennebec Registry of Deeds in Book 1332, Page 483 and Book 410, Page 273) thence S 29° 20' 16" W along the westerly line now or formerly of said Fecteau, a distance of seventy-four and twenty-five hundredths (74.25') feet to an iron pin set in the ground; thence N 60° 39' 44" W a distance of one hundred thirteen and eighty-four hundredths (113.84') feet, along the northerly line of land now or formerly of Richard A. Smart and Mae Beth Nickel, (reference is made to document recorded in said Registry in Book 2004, Page 172) to an iron pin set in the ground; thence N 29° 20' 16" E a distance of seventy-four and twenty-five hundredths (74.25') feet along the easterly line of land now or formerly of Carmen I Jurdak (reference to document recorded in the said Registry in Book 3508, Page 38) to an iron pin on the southerly line of Spruce Street; thence S 60° 39' 44" E along the southerly line of Spruce Street a distance of one hundred thirteen and eighty-four hundredths (113.84') feet to the iron pin marking the point and place of beginning.

Reference is made to a survey entitled "Boundary Survey for Andrew Vear" by Pickett Land Survey, Inc., dated October 25, 2001 and recorded in the Kennebec Registry of Deeds in Plan File 2003-001, and being the lot shown as having an area of 0.19 acres. This transfer is subject to the conditions shown on said plan.

Subject to an easement for the "Hayden Brook Sewer" the location of which is shown on the above plan. See documents recorded in said Registry in Book 3924, Page 213 and Book 3938, Page 126.

Reference is also made to a deed from Lawrence and Denise Vear to Andrew Vear dated August 30, 2001 and recorded in the Kennebec Registry of Deeds in Book 6609, Page 267. The above parcel is believed to be parcel 1 of that deed. Parcel 2 of that deed may have been erroneously included in that deed.

Charles Willey III
 ② 20 Spruce St
 West Gardiner, ME 04901

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WITNESS my hand and seal on Jan. 28, 2003.Barbara M. Harvey
WITNESSAndrew Vear
ANDREW VEARJan. 28, 2003THE STATE OF Maine
Kennebec, ss.Then personally appeared the above named ANDREW VEAR and
acknowledged the foregoing instrument to be his free act and deed.Before me, Barbara M. Harvey
Notary PublicBARBARA M. HARVEY
Notary Public, Maine
My Commission Expires August 9, 2008

RECEIVED KENNEBEC SS.

2003 JAN 30 AM 9:24

ATTEST: Barbara M. Harvey
REGISTER OF DEEDS